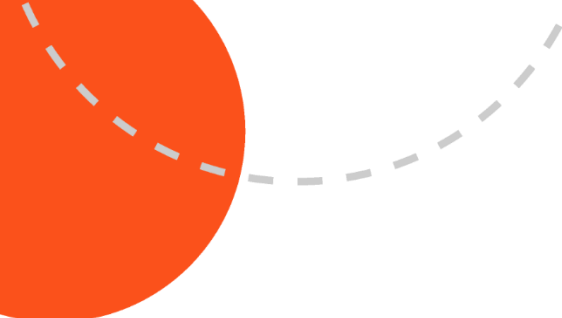




Bramley Court, 597 London Road, Hadleigh, Essex, SS7 2EA  
2 bed second floor flat / **Guide Price** £190,000 - £200,000 / t. 01702 555888







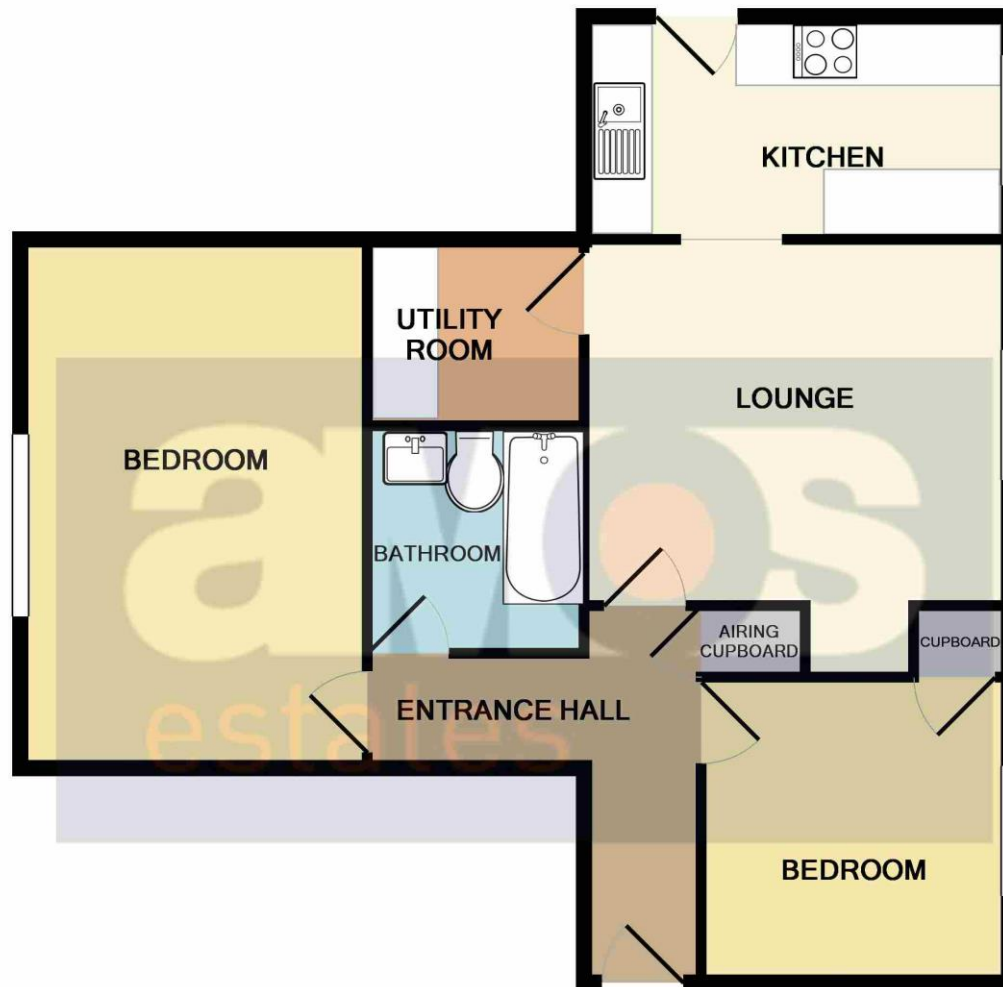
Offering beautiful views towards Salvation Army Fields and the Thames Estuary is this spacious **two bedroom** second floor flat, secured on a long lease in excess of 180 years. Having good size lounge, modern fitted kitchen, utility room, generous size bedrooms and a three piece bathroom suite together with communal gardens, residents parking and reasonable annual charges. Also benefiting from double glazed throughout and gas central heating.

Situated a short stroll from Hadleigh Town Centre with its array of shops, supermarkets and cafes, Hadleigh Castle and local bus routes whilst also being within easy access of major trunk roads and Leigh mainline station with direct links into London Fenchurch Street. Excellent local schools can also be found nearby including being within the popular Hadleigh infant & Junior school catchments. Whether you're looking to step onto the property ladder or fancy a savvy investment get in touch to book your viewing now!

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call home.**



TOTAL APPROX. FLOOR AREA 650 SQ.FT. (60.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Highlights

- / Spacious Two Bedroom Second Floor Flat
- / Beautiful Views Over Salvation Army Fields & The Estuary
- / Large Lounge/Diner
- / Modern Fitted Kitchen
- / Utility Room
- / Good Size Bedrooms
- / Three Piece Bathroom Suite
- / Two Entrances
- / Communal Parking & Gardens
- / Long Lease In Excess Of 180 Years
- / Gas Central Heating
- / Upvc Double Glazing Throughout
- / Walking Distance To Hadleigh Town Centre
- / Easy Reach Of Leigh Mainline Station
- / Bus Routes Nearby
- / Viewings Advised



Secure communal entrance doors opening to communal hallway, stairs leading to top floor, two private entrance doors opening to:

**Entrance Hall** \ Wood effect flooring, power points, radiator, storage cupboard housing immersion tank, loft access hatch, telephone point, doors to accommodation off.

**Lounge 13'1 x 11'1** \ Upvc double glazed window to front providing beautiful views over Salvation Army Fields and the Thames Estuary, wood effect flooring, radiator, power points, T.V point, USB charging points, recess providing storage, doors leading to kitchen and utility room.

**Kitchen 12'10 x 6'7** \ Modern fitted kitchen comprising stainless steel sink and drainer unit with mixer tap inset into range of square edge worktops with white high gloss cupboards and drawers beneath and matching eye level units, space for tall fridge/freezer, integrated Neff oven, inset Neff four ring gas hob, radiator, attractive panelled splashbacks, power points, upvc double glazed window to front providing beautiful views over Salvation Army Fields and the Thames Estuary, wood effect flooring, private entrance door to the alternative communal hallway.

**Utility Room 6'3 x 5'2** \ Square edge worktops with white high gloss cupboards above and below, space and plumbing for washing machine, wood effect flooring power points, cupboard housing Vaillant central heating boiler.

**Bedroom One 16'3 x 8'6** \ Upvc double glazed window to rear overlooking communal gardens, fitted carpet, radiator, power points.

**Bedroom Two 9'4 x 9'2** \ Upvc double glazed window to front providing beautiful views over Salvation Army Field and the Thames Estuary, fitted carpet, radiator, power points, USB charging points, fitted wardrobe/storage cupboard.



**Bathroom 7'8 x 6'2** \ Three piece suite comprising panelled bath with chrome controls and shower over, push button w.c, pedestal wash basin with chrome mixer tap, ladder style heated towel radiator, tiled floor and walls, extractor.

**Outside** \ The property benefits from well-tended communal gardens and plenty of communal parking on a first come first served basis.

**Lease Info** \ The lease term is 215 years from 13 June 1994 so therefore benefits from a long lease in excess of 180 years remaining. We are advised the service charge is approximately £168 per month and the ground rent is approximately £20 per month.



**PLEASE NOTE:-**

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them. Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take. The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.







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